

**UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF VIRGINIA  
RICHMOND DIVISION**

In re:	)	Chapter 11
	)	
CIRCUIT CITY STORES, INC.,	)	Case No. 08-35653-KRH
<u>et al.</u> ,	)	
	)	
	)	Jointly Administered
Debtors.	)	
	)	

---

**TRANSFER OF CLAIM OTHER THAN FOR SECURITY**

A CLAIM HAS BEEN FILED IN THIS CASE or deemed filed under 11 U.S.C. § 1111(a). Transferee hereby gives evidence and notice pursuant to Rule 3001(e)(2), Fed. R. Bankr. P., of the transfer, other than for security, of the claim referenced in this evidence and notice.

Jefferies Leveraged Credit Products, LLC  
Name of Transferee

DDR Crossroads Center LLC  
Name of Transferor

Name and Address where notices to transferee should be sent:

Jefferies Leveraged Credit Products, LLC  
One Station Place, Three North  
Stamford, CT 06902  
Attn: Robert K. Minkoff  
203-363-8244 ph.  
203-724-4525 fx.  
rminkoff@jefferies.com

Court Claim # (if known): 10005, as amended by 12441

Amount of Claim: \$413,495.69

Date Claim Filed: 1/30/2009 (with respect to Claim #10005), and 4/30/2009 (with respect to Claim #12441)

EVIDENCE OF TRANSFER

TO: THE DEBTOR AND THE BANKRUPTCY COURT

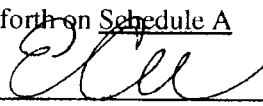
For value received, the adequacy and sufficiency of which are hereby acknowledged, the Original Claimants, each as listed on Schedule A hereto, (each, an "Assignor") each hereby unconditionally and irrevocably sells, transfers and assigns unto Jefferies Leveraged Credit Products, LLC, and its successors and assigns ("Assignee"), all of its right, title, interest, claims and causes of action in and to, or arising under or in connection with, its respective Proof of Claim as listed on Schedule A hereto and the claim (as such term is defined in Section 101(5) of the U.S. Bankruptcy Code) described under such Proof of Claim (the "Claims") against Circuit City Stores, Inc. and its affiliated debtors (as applicable) (collectively, the "Debtors"), the debtors in the Chapter 11 Case No. 08-35653 (KRH) (Jointly Administered) pending in the United States Bankruptcy Court for the Eastern District of Virginia, Richmond Division (the "Bankruptcy Court"), including, but not limited to any amendment to its Proof of Claim listed in Schedule A hereto.

Each Assignor hereby waives to the fullest extent permitted by law any notice or right to a hearing as may be imposed by Rule 3001 of the Federal Rules of Bankruptcy Procedure, the Bankruptcy Code, applicable local bankruptcy rules or applicable law. Each Assignor acknowledges and understands, and hereby stipulates, that an order of the Bankruptcy Court may be entered without further notice to such Assignor transferring to Assignee the foregoing Claims and recognizing the Assignee as the sole owner and holder of the Claims. Assignor further directs the Debtors, the Bankruptcy Court and all other interested parties that all further notices relating to the Claims, and all payments or distributions of money or property in respect of the Claims, shall be delivered or made to the Assignee.

IN WITNESS WHEREOF, each Assignor and the Assignee have caused this Evidence of Transfer to be duly executed as of January 20<sup>th</sup>, 2011.

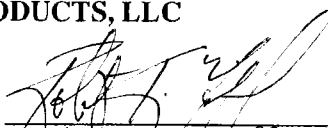
ASSIGNOR:

**DEVELOPER DIVERSIFIED REALTY CORP.**, on behalf of itself and each of its affiliates set forth on Schedule A

By:   
Name: Eric Cotton  
Title: Assoc. GC

ASSIGNEE:

**JEFFERIES LEVERAGED CREDIT PRODUCTS, LLC**

By:   
Name: Robert Minkoff  
Title: Mgr. Dir.

**SCHEDULE A**

<b>Proof of Claim</b>	<b>Original Claimant/Assignor</b>	<b>Claim Amount</b>	<b>Debtor</b>
9591	DDR Southeast Vero Beach, LLC	\$ 985,371.62	Circuit City Stores, Inc.
9846	DDR Homestead LLC	\$ 1,663,492.73	Circuit City Stores, Inc.
12436	DDRTC Creeks at Virginia Center, LLC	\$ 1,039,429.62	Circuit City Stores, Inc.
12441	DDR Crossroads Center LLC	\$ 413,495.69	Circuit City Stores, Inc.
12451	SM Newco Hattiesburg, LLC	\$ 634,051.52	Circuit City Stores, Inc.
12483	DDR Southeast Dothan L.L.C.	\$ 955,827.83	Circuit City Stores, Inc.
12485	Inland-SAU Greenville Point, LLC	\$ 561,986.48	Circuit City Stores, Inc.
12655	BFW/PIKE Associates, LLC	\$ 1,142,649.15	Circuit City Stores, Inc.
12664	DDRTC Sycamore Commons, LLC	\$ 2,090,934.34	Circuit City Stores, Inc.
12700	DDR Southeast Cary, L.L.C	\$ 1,072,133.64	Circuit City Stores, Inc.
12711	DDR Southeast Union, L.L.C.	\$ 917,050.34	Circuit City Stores, Inc.
12838	DDR Miami Avenue, LLC	\$ 1,741,904.43	Circuit City Stores, Inc.
12843	DDR Southeast Olympia DST	\$ 595,535.47	Circuit City Stores, Inc.
13453	DDRC Walks @ Highwood Preserve I LLC	\$ 650,962.63	Circuit City Stores, Inc.
13456	Developers Diversified Realty Corporation	\$ 594,086.65	Circuit City Stores, Inc.
13457	DDRTC Columbiana Station I LLC	\$ 732,960.36	Circuit City Stores, Inc.
13458	DDR Horseheads, LLC	\$ 637,131.53	Circuit City Stores, Inc.
13459	Developers Diversified Realty Corporation	\$ 341,375.76	Circuit City Stores, Inc.
13460	DDR-SAU Wendover Phase II, LLC	\$ 992,048.16	Circuit City Stores, Inc.
13461	JDN Realty Corporation	\$ 196,752.51	Circuit City Stores, Inc.
13463	GS Erie LLC	\$ 797,420.01	Circuit City Stores, Inc.
13464	DDRTC Newman Pavilion LLC	\$ 584,894.35	Circuit City Stores, Inc.
13469	DDR Southeast Loisdale, L.L.C.	\$ 1,165,828.54	Circuit City Stores, Inc.
13475	DDRTC McFarland Plaza, LLC	\$ 512,785.06	Circuit City Stores, Inc.
13517	DDR Southeast Snellville, L.L.C.	\$ 658,729.05	Circuit City Stores, Inc.
13519	DDR Southeast Rome, L.L.C.	\$ 696,844.00	Circuit City Stores, Inc.
13522	Coventry II DDR Merriam Village LLC	\$ 902,230.66	Circuit City Stores, Inc.
13540	DDR/1st Carolina Crossings South LLC	\$ 702,045.47	Circuit City Stores, Inc.
13550	DDRTC Southlake Pavilion LLC	\$ 570,808.70	Circuit City Stores, Inc.
13554	DDRTC CC Plaza LLC	\$ 682,828.52	Circuit City Stores, Inc.
13555	DDRTC T&C LLC	\$ 557,711.76	Circuit City Stores, Inc.

13556	DDR Southeast Highlands Ranch	\$ 524,216.57	Circuit City Stores, Inc.
13563	DDRM Skyview Plaza LLC	\$ 633,333.98	Circuit City Stores, Inc.
13565	GSII Brook Highland LLC	\$ 583,408.86	Circuit City Stores, Inc.
12445	DDR MDT Asheville River Hills	\$ 561,940.30	Circuit City Stores, Inc.
12698	DDR MDT Woodfield Village LLC	\$ 810,311.41	Circuit City Stores, Inc.
13553	DDR Union Consumer Square LLC	\$ 1,045,074.50	Circuit City Stores, Inc.
13564	DDR MDT Monaca Township Marketplace LLC	\$ 527,718.25	Circuit City Stores, Inc.